

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
NUNHEIMER, DAVID C TR HIGHLAND REALTY TRUST 540 MAIN STREET								Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA					
								RESIDNTL	0101	275,700	275,700						
HYANNIS MA 02601				<b>SUPPLEMENTAL DATA</b>				RES LAND	0101	137,850	137,850	<b>VISION</b>					
				Alt Prcl ID	Split Zonin	BID Parcel	YES	ResExpt Q	#DL 1	#DL 2	GIS ID		F_986435_2699223	Plan Ref.	Land Ct#	29434-A	RESIDNTL
										Life Estate	PP STATU			COMMERC.	031S	91,900	91,900
														COM LAND	031S	45,950	45,950
								Total		713,400	713,400						

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NUNHEIMER, DAVID C TR							C216	0	05-02-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WOOD, DAVID							C215	0	04-24-2018	U	I	1	1F	2023	0101	275,700	2022	0101	208,425	2021	0101	207,825
NUNHEIMER, DAVID C TR							D134	0	04-23-2018	U	I	0	1F		0101	137,850		0101	137,850		0101	137,850
CURTIS, JOHN TR							C174	0	08-16-2004	Q	I	385,000	00		0130	136,800		0130	117,100		0101	600
SENTEIO, GREGORY							C139	0	02-08-1996	U	I	117,000	1		031S	91,900		031S	69,475		0130	92,700
								Total				688,200		Total		578,800	Total		554,400			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
CI11				HYAN			

NOTES												VISIT / CHANGE HISTORY					
SEAPORIUM + 3 APTS												Date	Id	Type	Is	Cd	Purpost/Result
												05-06-2020	GM	04		FR	Field Review
												07-13-2016	JR	03		03	Cycl Insp Comp
												07-29-2015	JR	03		16	In Office Review
												06-14-2011	JR	02		03	Cycl Insp Comp
												06-15-1986	RW				
												Total Appraised Parcel Value				713,400	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201507594	11-17-2015	SG	Sign	0	01-28-2016	100	06-30-2016	REFACE EXISTING SIGNS 1		05-06-2020	GM	04		FR	Field Review
										07-13-2016	JR	03		03	Cycl Insp Comp
										07-29-2015	JR	03		16	In Office Review
										06-14-2011	JR	02		03	Cycl Insp Comp
										06-15-1986	RW				

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	031S	MU STORE	DMS	4		0.140	AC	330,000.00	3.61652	C	1.00	CI11	1.100		0	1,312,806	183,800
Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14						Total Land Value		183,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	4.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Elec Baseboard			
AC Type	01	None			
Size Adj Tbl	031S	MU STORE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	322I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
031S	MU STORE	25
0101	Single Fam M-01	75
		0

COST / MARKET VALUATION	
RCN	482,617
Year Built	1978
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	366,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	16	39.53	2015		92		0.00	600
SGNP	SIGN POST 6"	L	20	10.66	2015		92		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,068	3,068	3,068	151.20	463,869	
FPC	Open Porch Conc. Floor	0	826	124	22.70	18,748	
Ttl Gross Liv / Lease Area		3,068	3,894	3,192		482,617	



26	7		
118	BAS	118	118
26	7		



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	01	1 Bedroom			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	3				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy	1				
Usrflid 105					
Accessory Apt					
Foundation Alt					
Rms Prts	02				
Bath Split					

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	203,098
Year Built	1970
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	158,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

5	33
20 FPC 20	BAS 20
5	33

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FOPC	Open Prch-roo	B	100	55.00	1993		78		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	660	660	660	307.72	203,098
FPC	Open Porch Conc. Floor	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		660	760	660		203,098

